

# HOUSING ADVISORY COMMISSION MINUTES



January 12, 2022

12:00 P.M.

Virtual via Zoom Webinar

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The regular meeting of the Housing Advisory Commission was called to order at 12:06 p.m. via Zoom webinar on the date above with the following members and staff present:

## **10. Roll Call**

**Members:** Randell Embertson, Chair; Steven Erb; Don Garner; Debra Lee; Alex Poythress, Council Liaison; Paul Tanner

**Staff:** Carla Angeli Paladino, Planning Department; Eric Mitton, Legal Department; Harry Weiss, MURA; Liz Hamblin, Planning Department

## **Others Present:**

## **20. Oral Requests and Communications**

None.

## **30. Approval of Minutes from xxx**

The following minutes were approved as submitted:

- May 26, 2021, Study Session
- September 8, 2021, Regular Meeting
- October 13, 2021, Regular Meeting
- October 27, 2021, Regular Meeting

## **40. Old Business**

### **40.1 Rent Burden Meeting Follow-Up**

Carla Angeli Paladino briefed commissioners on the Rent Burden meeting held on December 14, 2021. House Bill 4006 is legislation that requires rent burdens to be evaluated. Medford has a high percentage of rent burdened and severely rent burdened among its citizens.

## **50. New Business**

### **50.1 Manufactured Housing Amendment Update**

Liz Hamblin updated Commissioners with the latest draft of the code amendment for manufactured housing. This will be a two phase project; the first phase will address Conditional Use Permit requirements and the second will be Design and Development Standards.

- Staff propose that Manufactured Housing Parks (MHPs) be permitted uses in the SFR-10 zone
    - At a study session, the Planning Commission suggested allowing MHPs in MFR-15 zones
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- MHPs that are less than 9 acres are proposed to be a Type II Administrative (Planning Director) Decision
- MHPs that are 9 acres or more are proposed to remain a Type III Conditional Use Permit
  - At a study session, the Planning Commission suggested reducing allowable acreage to 6 acres
- There is enough land in SFR-10 to accommodate the need for MHPs

Commissioner Erb MOVED to forward a favorable recommendation to the Planning Commission, changing the allowable acreage to 6 acres. Commissioner Lee SECONDED. Motion passed.

## **50.2 Housing Opportunity Fund Request for Proposals**

Carla Angeli Paladino briefed Commissioners that the announcement for the Housing Opportunity Fund Request for Proposals was released on January 10, 2022. Proposals are due on February 18, 2022 at 4:00 p.m. Oral presentations will be made to HAC on March 9, 2022. Eligible projects are:

- Acquisition of property
- Construction of new housing
- Development of Accessory Dwelling Units (ADUs)
- Infrastructure development
- Rehabilitation of existing structures
- Financing for construction of rental or homeownership housing
- Payment of System Development Charges and/or permit fees of rental or homeownership housing

## **60. Future Agenda Items**

Commissioners requested the following item for future agendas:

- ADU SDC Reduction Program update
- Manufactured Housing code amendment update/status
- Bring back the Housing Capacity Analysis when data is updated to reflect new population forecast

## **70. Remarks**

### **70.1 Council Liaison**

Councilor Alex Poythress introduced himself as Council Liaison. He looks forward to working with the commission.

### **70.2 Commission Chair**

None.

### **70.3 MURA Executive Director**

Harry Weiss updated the commission that the 62 unit workforce apartment project on S. Holly Street is progressing; he anticipates a February or March closing. Initial negotiations are underway for a joint-venture project between Rubicon Development and Eadland Development for a 144 unit

affordable housing complex on Central Avenue. A letter of intent is anticipated for a piece of property on Jackson Street; this will be a missing middle-type project, probably a 12-unit apartment building.

70.4 Commissioners

None.

70.5 Staff Liaisons

None.

**80. Adjournment**

The meeting adjourned at 12:54 p.m.